



## LOCAL AREA

### SHOPPING

There's an abundance of places close by to get essential groceries, with a Co-op and a Tesco (including pharmacy) only 1.5 miles away by car. Only slightly further afield there's an Aldi, 3 miles away, so whatever you're looking for you're sure to find.

If you're shopping for pleasure, Kingsway Retail Park is only 3.2 miles away. A Marks and Spencer Food Hall, Costa, and Subway offer a pick-me-up for flagging shoppers, tired perhaps from looking around the TK Maxx, Argos, Boots, Hobbycraft, Pets at Home and Halfords stores, amongst others. INTU Derby also offers homewares, fashion, restaurants and a cinema, and is just 15 minutes away.

Finally, Derby City itself has a truly remarkable range of eateries, boutiques, and chains. The Market Hall offers an all-round experience of traditional stalls, artisan produce and unusual crafts, whilst the Cathedral Quarter has little boutique stores and multiple cafes.

### SPORT AND LEISURE

Cyclists will enjoy the 250m track at Derby Arena, as well as the paths of The Peak District National Park only a 25-minute drive away. Also 10 minutes by car will get you to Lonsdale Swimming Pool and two golf courses, whilst football and cricket fans can take advantage of the Derby County Cricket Club and Pride Park Stadium.

For something less active, the Cathedral Quarter of Derby has cultural activities such as theatres, cinemas, orchestral concerts and gigs. At night the multiple clubs, bars and pubs allow you to let your hair down until the small hours. No need to take advantage of the convenient transport if you don't want to, as the city centre has multiple hotels and bed and breakfasts to choose from, including Jury's Inn and Premier Inns.

### EDUCATION

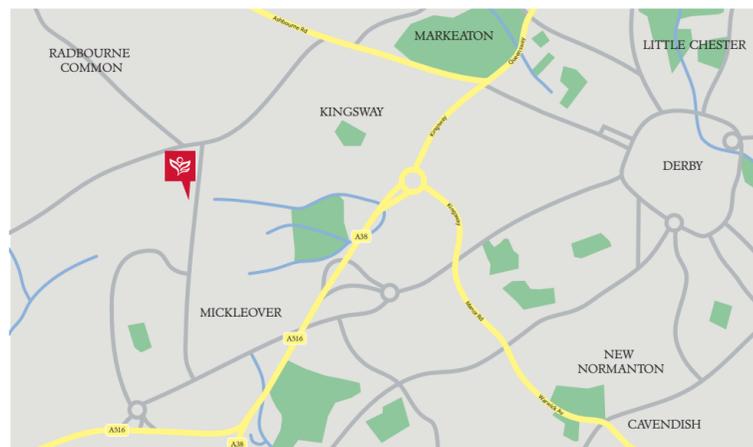
Nursery to Primary aged children will benefit from the Ofsted-rated 'Good' schools nearby, including Mickleover Nursery/Infant/Primary, Silverhill Primary and Ravensdale Junior all within 2 miles. The 'Outstanding' Littleover Community School and Wren Park are also slightly further out.

For secondary education the four nearby schools, Murray Park Community School, St Claires School, Derby High School and Derby Grammar School, will be there for your child from 3-18 years old.

Many universities are also there for adult education, including Derby, Sheffield, Birmingham, Nottingham and Loughborough.

### HEALTH CARE

Various medical practices serve the local community, such as Mickleover Surgery and Mickleover Medical Centre, with Royal Derby Hospital and its A&E department just 10 minutes distance in case of emergencies.



Hackwood Grange  
Starflower Way, Derby,  
Derbyshire DE3 OBS  
[redrow.co.uk/hackwoodgrange](http://redrow.co.uk/hackwoodgrange)

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# HACKWOOD GRANGE

FACT SHEET



REDROW

Stepping into The Heritage Collection at Hackwood Grange is truly like

# COMING HOME



Hackwood Grange is an exciting new development for Mickleover offering two, three and four bedroom homes for discerning buyers. Just two miles from Derby with excellent travel connections, new families or those looking to upgrade will feel at home.

Sitting between green fields and existing suburbs, the Hackwood Grange development enjoys the best of city convenience without the hustle and bustle. Designed to cater to a wide variety of tastes without sacrificing charm, Redrow's award-winning Heritage Collection houses are sure to go fast so register your interest today. Ease, comfort and excitement can be yours with only a 5% deposit using Help to Buy.



## TRANSPORT

Getting around is simple, with the A38 only 1.5 miles away and the A50 Derby Southern Bypass just 6.5 miles, linking to the M1 at junction 25. You'll also find the M6 nearby, linking to Stafford, Birmingham and Manchester.

Derby Train Station is an easy 3.6 miles away, giving you fast access to the East Midlands, with London St Pancras reachable in 1 hour and 29 minutes for anyone concerned about their commute. Regular buses will take you from Mickleover to Derby for leisure trips or shorter commutes.

Longer journeys are a breeze, with East Midlands airport only 13 minutes away by train or 20 miles by car, offering national and international flights. Business trips or holidays will start right, with less stress and less time travelling.



## STAMP DUTY

Up to £125,000	Zero
The next £125,000 (the portion from £125,001 to £250,000)	2%
The next £675,000 (the portion from £250,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

**Example** - If you buy a house for £275,000, the SDLT you owe is calculated as follows:

- 0% on the first £125,000 = £0
- 2% on the next £125,000 = £2,500
- 5% on the final £25,000 = £1,250
- Total SDLT = £3,750

First time buyers paying £300,000 or less for a home will pay no stamp duty.

## COUNCIL TAX – DERBY

Most domestic properties are subject to council tax, which helps to pay for the cost of local services on an annual basis. There is one bill per property, whether it is owned or rented. Every property is allocated a valuation band from 'A' to 'H'. Each band pays a different amount of council tax (A the lowest, to H the highest). Please see the table below for charges in each band. (Based on house value in April 1991.)

Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
£1,095.52	£1,278.10	£1,460.69	£1,643.27	£2,008.44	£2,373.61	£2,738.79	£3,286.54
Up to £40,000	£40,000 to £52,000	52,000 to £68,000	£68,000 to £88,000	£88,000 to £120,000	£120,000 to £160,000	£160,000 to £320,000	More than £320,000

## HACKWOOD GRANGE MANAGEMENT COMPANY

There will be an estate charge of approximately £200 per annum payable by every home towards the upkeep of all the green areas, surface water balancing facility, play areas, public open spaces and planted areas. A management company helps bring residents together with the purpose of making a community and this ensures that Hackwood Grange is maintained to the highest standard set out by Redrow Homes for years to come. The management company will also look after the financial, administrative and regulatory needs on behalf of the residents.



## RESERVATION PROCESS

As one of the UK's leading housebuilders, Redrow is committed to building you a home to be proud of and making your purchase as smooth and trouble-free as possible.

The Redrow Customer Charter sets out our commitment to you throughout the whole process of buying your new home.

The Redrow Home Buyer Guide has been prepared to provide more detailed information on the process of buying your new home and the service provided by Redrow, covering all areas within our Charter commitment.

1. A reservation fee of £1,000 is required to secure the home of your choice (£500 Help to Buy).
2. An exchange fee being 10% of the actual purchase price.
3. The balance of 90% of the actual purchase price is payable on legal completion.

For more information about the reservation process and our Customer Charter, please ask your Sales Consultant for a copy of the Redrow Home Buyers Guide & the Customer Charter.

## RECOMMENDED SOLICITORS:

- Franklins Solicitors LLP - 8 Castilian Street, Northampton NN1 1JX - Contact Marie Bevan 0800 781 8744
- JC Lawyers - 44A St Johns, Ashbourne DE6 1GH - Contact Joanne Clay & Lyndsey Franklin 01335 300949
- Smith Partnership - Celtic House, Friary Street, Derby DE1 1LS - Contact Sylvia Caudwell 01332 225225
- Ellis-Felmor & Negus - 2 Devonshire Ave, Beeston, Nottingham NG9 1BS - Contact Giles Tyas 01159 221 591

## RECOMMENDED FINANCIAL ADVISORS:

- Meridian Mortgages - 0116 272 0083
- William Lowden & Associates - 01234 881111

